



November 12, 2020

Vinessa Irvin
City of Aurora
15151 E. Alameda Parkway, Suite 5200
Aurora, CO 80012

**RE: Project Tiger at Porteos (#1472885)
Site Plan Letter of Introduction**

Dear Ms. Irvin:

Please accept this letter as our introduction to the City of Aurora of a new distribution facility within the Porteos Subdivision. We have attached hereto a site plan showing the location of the subject building within Planning Area (PA) 10B. This building will be generally known as Project Tiger at Porteos and is being developed by SunCap Property Group.

SunCap Property Group is a privately held national commercial real estate development, investment, and advisory firm. We specialize in the development of speculative and single-tenant build-to-suit industrial and distribution facilities in the top industrial markets across the country. SunCap has developed numerous properties across the Front Range including a recent development in the Porteos Subdivision, Karcher North America. We are looking forward to another successful project with the City of Aurora for this development of a single-tenant Fortune 50 company build-to-suit sortation and distribution facility.

The project site is approximately 68.11 acres within the Porteos Subdivision located west of Jackson Gap, north of 56th Avenue, and south of 60th Avenue. Our proposed project will include one 480,000 square foot distribution facility and one 10,200 square foot vehicle maintenance garage to support the distribution facility within the Porteos Subdivision. Reconfiguration of the property will require a plat. A plat will be submitted under separate cover.

A master traffic study for the Porteos Development was approved by the City of Aurora in 2012. A traffic study for the proposed project is included within this Site Plan Submittal. In addition to the traffic analysis, this study also provides a review of the anticipated queuing of trucks and vans into the secure facility. We do not anticipate there being any queuing issues that would impact the adjacent roadways. We will incorporate approved final access locations and improvements on the required plat, site plan, and construction documents.

The property is fully served by Aurora Water with potable water and sanitary sewer. Stormwater detention and water quality will be constructed as part of this project as downstream regional detention is currently not designed or constructed by the overall Porteos developer. Dry utility service exists at or within the adjacent right-of-way. Public access roadways either exist and are being widened or are being constructed by the overall Porteos developer.

It is understood from the Owner that the off-site infrastructure adjacent to the Project and included as part of the Porteos Road Infrastructure – Phase 6 Construction Documents prepared by CVL Consultants dated October 2020 and the Porteos – Phase 8 Construction Documents will be completed by September 2021.

Contacts for the property owner and project consultants are listed below for reference.

- Owner
ACP DIA 1287 Investors, LLC
c/o A and C Properties, Inc
4530 E Shea Blvd, Suite 100
Phoenix, AZ 85028
(602) 448-9392
- Developer
SunCap Property Group, LLC
Dylan Tomlin
1125 17th Street, Suite 800
Denver, CO 80202
(720) 668-4983
- Architect
D.Todd Decker, LLC
Todd Decker, AIA
7177 S. Magnolia Circle
Centennial, CO 80112
(303)912-7312
- Civil Engineer
Kimley-Horn and Associates, Inc.
Erin Griffin, PE, CPESC
4582 South Ulster Street, Suite 1500
Denver, CO 80237
(303)228-2307
- Landscape Architect
Kimley-Horn and Associates, Inc.
Chris Hepler, RLA
4582 South Ulster Street, Suite 1500
Denver, CO 80237
(303)228-2319
- Surveyor
Maser Consulting, PA
Mark Wilson, PLS
7110 W. Jefferson Avenue, Suite 100
Lakewood, CO 80235
(303)731-6216

We appreciate your attention to this project and look forward to meeting with you and working with your staff to fully entitle and build another successful project in the City of Aurora. Should you have any questions please contact me at (720) 668-4983 or dtomlin@suncappg.com should you have any questions.

Sincerely,

SUNCAP PROPERTY GROUP, LLC



Dylan Tomlin
Director